

IN RE: PETITION FOR SPECIAL EXCEPTION
S/S Old Court Road, 30' E of
the c/l of Carlson Lane
(5401 Old Court Road)
2nd Election District
2nd Councilmanic District
Baltimore County Gen. Hosp., Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-90-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit a building width exceeding 300 feet, pursuant to Section 1B01.2B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1.

The Petitioner, by Donald Schotz, appeared, testified and was represented by William L. Balfour, Esquire. Also appearing on behalf of the Petition was George F. Gavrelis, Land Planner. There were no Protestants.

Testimony indicated that the subject property, known as 5401 Old Court Road, consists of 15.195 acres split zoned O-1 and D.R. 5.5 and is improved with medical facilities known as the Baltimore County General Hospital. Petitioner is desirous of expanding certain portions of the Hospital complex and making changes to traffic circulation and parking in anticipation of additional service demands as indicated on Petitioner's Exhibit 1. The Hospital has an existing width of 540 feet along Carlson Lane and 550 feet along Old Court Road. Petitioner originally requested permission to increase said width to 550 feet along Carlson Lane and 560 feet along Old Court Road. Subsequent to filing and advising the instant Petition, Petitioner amended its request to reflect a maximum building width of 630 feet along Old Court Road in lieu of the previously re-

quested 560 feet. The original hearing on October 24, 1990 was therefore continued to provide proper advertisement for the amendment.

Mr. Gavrelis testified at length regarding the conditions and requirements set forth in Section 502.1 of the B.C.Z.R. He testified that the relief requested will permit the expansion of the existing building which has been in place for many years but will not create any new use or extension of any existing use on the site. He further testified that the relief requested will not in any way violate any of the principles or conditions contained in Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in the O-1 and D.R. 5.5 zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes

- 2 -

of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of January, 1991 that the Petition for Special Exception to permit a building width of 550 feet along Carlson Lane and 630 feet along Old Court Road, pursuant to Section 1B01.2B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner. Said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

JRH:bjs

- 3 -

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 14, 1991

William L. Balfour, Esquire
Ober, Kaler, Grimes & Shriver
120 E. Baltimore Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
S/S Old Court Road, 30' E of the c/l of Carlson Lane
(5401 Old Court Road)
2nd Election District - 2nd Councilmanic District
Baltimore County General Hospital - Petitioner
Case No. 91-90-X

Dear Mr. Balfour:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a hospital building having a width exceeding 300 feet as permitted by special exception pursuant to Section 1B01.2B.2 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Baltimore County General Hospital, Inc.
(Type or Print Name)

By: *[Signature]*
Signature

ROBERT M. FISCHER, President
(Type or Print Name)

Signature

5401 Old Court Road
Address

Randallstown, MD 21138
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

[Signature]
Name

See Above
Address

347-7327
Phone No.

MONIQUE D. ALMY
ATTORNEY AT LAW

OBER, KALER, GRIMES & SHRIVER
120 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202
FAX (301) 241-0899

City and State

Attorney for Petitioner:

William L. Balfour
(Type or Print Name)

[Signature]
Signature

Ober, Kaler, Grimes & Shriver
120 E. Baltimore Street
Address

Baltimore, MD 21202
City and State

347-7327
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29 day of Aug, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24 day of Oct, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

STATEMENT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

The Baltimore County General Hospital hospital building is attached to the former hospital building, which is now used primarily for administrative offices, by covered walkways. Pursuant to Section 1B01.2B.1. of the Baltimore County Zoning Regulations these structures are considered as one building for purposes of the Bulk Regulations. The building has an existing width along Carlson Lane of 540 feet and an existing width along Old Court Road of 550 feet. A special exception is requested permitting a width of 550 feet along Carlson Lane and 560 feet along Old Court Road. The widths requested by this Petition for Special Exception do not extend into any setback area. An additional ten feet beyond the existing width of the building is requested so as to allow for possible future minor construction of entryways, etc.

The requested special exception is consistent with all of the principles and conditions set forth in Section 502.1 of the Zoning Regulations. It essentially covers an existing building which has been in place for many years and does not relate to the creation of any new use or the extension of an existing use. At the most the existing building could be extended by ten feet along each width, which extension would not in any way violate any of the principles and conditions of Section 502.1

DAFT MCCLINE WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21204 Tel 296 3333 FAX 301 296 4705
Land Planning & Development Consultants



Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

Description
To Accompany Zoning Petition
15.195 Acre Parcel
Southeast Side of Old Court Road
Northeast Side of Carlson Lane
Second Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Old Court Road, 70 feet wide, with the centerline of Carlson Lane, 60 feet wide (1) Northeasterly 45 feet, more or less, measured along the centerline of Old Court Road, and thence running (2) Southeasterly at right angles to said centerline 35 feet, more or less, thence leaving said point of beginning and the northeast side of Carlson Lane and running and birthing on the southeast side of Old Court Road, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the three following courses and distances, viz: (1) North 66 degrees 39 minutes 59 seconds East 149.28 feet, thence (2) Northeasterly by a line curving to the left with a radius of 1467.00 feet for a distance of 231.08 feet (the arc of said curve being subtended by a long chord bearing North 62 degrees 09 minutes 18 seconds East 230.84 feet) and thence (3) North 57 degrees 38 minutes 37 seconds East 280.88 feet, thence leaving the southeast side of

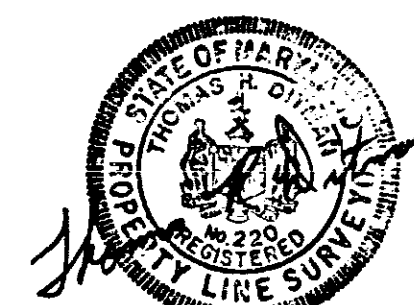
Page 1 of 2

Old Court Road and running, the two following courses and distances, viz: (4) South 58 degrees 15 minutes 40 seconds East 918.97 feet and thence (5) South 67 degrees 26 minutes 17 seconds West 1187.79 feet to intersect the northeast side of Carlson Lane, thence running and binding thereon (6) North 24 degrees 12 minutes 13 seconds West 660.32 feet and thence North 21 degrees 13 minutes 53 seconds East 21.05 feet to the point of beginning; containing 15.195 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

July 24, 1990

Our Job No. 86110-A (L86110A.5)



Page 2 of 2

receipt
Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number: 3864
Date: 91-90-X
N: 100416
RECEIVED PUBLIC HEARING FEES
110 - REVISIONS (ALL OTHERS)
TOTAL: \$75.00
LAST NAME OF OWNER: BALTO CO GEN HOSP
Please make checks payable to: Baltimore County
Cashier Validation: 3864

receipt
Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number: 3144
Date: 8/05/90
H9100053
PUBLIC HEARING FEES
050 - SPECIAL EXCEPTION
TOTAL: \$175.00
LAST NAME OF OWNER: BALTO CO GEN HOSP
Please make checks payable to: Baltimore County
Cashier Validation: 3144

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 2nd
Date of Posting: 91-90-X
Posted for: Special Exception
Petitioner: Baltimore County General Hospital
Location of property: 315 Old Court Road, 30' E of Carlisle Lane
Location of Sign: South side of Old Court Road, opposite the intersection of Carlisle Lane
Remarks: A self-help organization offering friendship and understanding to bereaved persons will hold its next meeting at 8 p.m. on Wed. Oct. 24 at the Spangler Hall (adjacent parking lot for St. Paul's Evangelical Lutheran Church), 409 Kurtz Ave., Lutherville, MD 21093.
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 2nd
Date of Posting: 91-90-X
Posted for: Special Exception
Petitioner: Baltimore County General Hospital
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Number of Signs: 1

meetings
The Baltimore Chapter of the American Society of Women Countants will hold its monthly dinner meeting on Sept. 27 at 6:30 p.m. at Pikeville Holiday Inn. For reservations or more information concerning the Baltimore chapter, contact Jane C. Crouch at 752-5244.
The Compassionate Friends, a self-help organization offering friendship and understanding to bereaved persons, will hold its next meeting at 8 p.m. on Wed. Oct. 24 at the Spangler Hall (adjacent parking lot for St. Paul's Evangelical Lutheran Church), 409 Kurtz Ave., Lutherville, MD 21093.
Gift Suggestions for Seniors
Searching for the perfect gift for your favorite senior citizen? Send for our "Senior Gift List" full of creative and useful gift ideas for seniors. Write to: Md. Occupational Therapy Assoc., 25 W. Orange Ct., Baltimore, MD 21204.
Increase
Residential sales figures showed a strong increase for July, according to the Greater Baltimore Board of REALTORS. The total number of residential units settled increased 10 percent from the July 1989 figure of 1,575 to 1,740 in July 1990.
Total dollar volume of settled residential sales showed a 14 percent increase compared with July 1989's figure of \$186,941,602 versus \$214,765,288 in July 1990. The average price of a home, from July 1989 to July 1990, still increased only three percent from \$118,844 to \$123,428.
Year-to-date statistics continued to reflect positive ongoing real estate activity with the total number of units settled reaching 10,744 as of July 1990, compared to 10,215 in July 1989, a five percent increase.
Year-to-date total dollar volume of settled homes was \$1,300,533,952 as of July 1990, reflecting a 10 percent increase over the July 1989 figure of \$1,178,671,005.
"Despite predictions of a softening market nationwide, the Baltimore real estate market has continued to hold its own," said GBBR president-elect Brandon Gaines. "The drop in interest rates and affordable housing stock continue to make this a good time to buy a home."

CERTIFICATE OF PUBLICATION
Pikesville, Md., 9/26/90
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 27th day of September, 1990.
the first publication appearing on the 26th day of September, 1990
the second publication appearing on the 27th day of September, 1990
the third publication appearing on the 28th day of September, 1990
THE NORTHWEST STAR
Manager: Jim Rich
Cost of Advertisement: \$32-

CERTIFICATE OF PUBLICATION
TOWSON, MD., 10-3-1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27-1990
THE JEFFERSONIAN
S. Zeke Olson
Publisher
\$ 42.70

receipt
Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number: 3734
Date: 10/23/90
PUBLIC HEARING FEES
050 - POSTING SIGNS, ADVERTISING 1 X
TOTAL: \$99.70
LAST NAME OF OWNER: BALTO CO GEN HOSP
Please make checks payable to: Baltimore County
Cashier Validation: 3734

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
DATE: OCT 19 1990
Baltimore County General Hospital, Inc.
5401 Old Court Road
Baltimore, Maryland 21133
Res: Petition for Special Exception
CASE NUMBER: 91-90-X
S/S of Old Court Road, 30' E of Carlisle Lane
5401 Old Court Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Baltimore County General Hospital, Inc.
HEARING: WEDNESDAY, OCTOBER 24, 1990 at 2:00 p.m.
Gentlemen:
Please be advised that \$ 99.70 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE OWNER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.
Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.
Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
JRH:gs

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
September 7, 1990
Dennis F. Rasmussen
County Executive
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Exception
CASE NUMBER: 91-90-X
S/S of Old Court Road, 30' E of Carlisle Lane
5401 Old Court Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Baltimore County General Hospital, Inc.
HEARING: WEDNESDAY, OCTOBER 24, 1990 at 2:00 p.m.
Special Exception: A hospital building having a width exceeding 300 ft. as permitted by special exception.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
cc: Baltimore County General Hospital
Ober, Kaler, Grimes & Shriver

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
October 15, 1990
William L. Balfour, Esquire
Ober, Kaler, Grimes & Shriver
120 E. Baltimore Street
Baltimore, MD 21202
RE: Item No. 53, Case No. 91-90-X
Petitioner: Baltimore County General Hospital
Petition for Special Exception
Dear Mr. Balfour:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the requested zoning.
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.
Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee
JED:jw
Enclosures
cc: Mr. Robert W. Fischer
Baltimore County General Hospital, Inc.
5401 Old Court Road
Randallstown, MD 21133

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
Your petition has been received and accepted for filing this 29th day of August, 1990.
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee
Petitioner: Baltimore County General Hospital, et al
Petitioner's Attorney: William L. Balfour

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: September 17, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Baltimore County General Hospital, Item No. 53

The Petitioner requests a Special Exception for a hospital building having a width exceeding 300 ft. as permitted by Special Exception pursuant to Section 1801.2B.2. of the Baltimore County Zoning Regulations.

In reference to this request, staff offers the following comments:

- The Petitioner's request does not require CRG approval.
- The subject request relates to any existing building.
- The existing building meets all principle setbacks.

This office has no objection to the proposed variance; however, we recommend that the Petitioner submit a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM53/ZAC1

RECEIVED
9/21/90

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

AUGUST 26, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SUN REFINING AND MARKETING COMPANY

Location: S/S OF OLD COURT ROAD

Item No.: 53 Zoning Agenda: AUGUST 28, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Jeffrey Long* Noted and Approved *Jeffrey Long*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

August 27, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: *PD* CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 53
PROPERTY OWNER: Sun Refining & Marketing Company
LOCATION: S/S of Old Court Road, 30' E centerline of Carlson Lane
ELECTION DISTRICT: 2nd
COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

X A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

X OTHER - Building must conform to height and area requirements of Article 5.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

NOVEMBER 15, 1990

received
11/21/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 91-90-X
PROPERTY OWNER: Baltimore County Hosp & Health System
LOCATION: 5401 Old Court Road 21133
ELECTION DISTRICT: 2nd
COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

X PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

X PARKING LOCATION (X) RAMPS (degree slope)
(X) NUMBER PARKING SPACES (X) CURB CUTS
(X) BUILDING ACCESS (X) SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

X A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

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() OTHER -

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THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 21, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 28, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 21, 50, 63, 54 and 90-507-SPHKA.

For Item 47 (revised) the sewer service to the basement of the house at this location does not appear to be feasible.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

November 19, 1990



Dennis F. Rasmussen
County Executive

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-90-X
PETITIONER(S): Baltimore County General Hospital
LOCATION: S/S Old Court Road, 30' E c/l of Carlson Lane
5401 Old Court Road

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

TUESDAY, JANUARY 8, 1991 at 2:00 p.m.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

JRH:gs
cc: Baltimore County General Hospital
William L. Balfour, Esq.
Ella White Campbell
Donald F. Schatz
Daft, McCune & Walker, Inc.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Gwendolyn Stephens DATE: October 24, 1990
Docket Clerk

FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner

SUBJECT: Petition for Special Exception
S/S Old Court Road, 30' E of the c/l of Carlson Lane
(5401 Old Court Road)
2nd Election District - 2nd Councilmanic District
Baltimore County General Hospital, Inc. - Petitioner
Case No. 91-90-X

This letter is to advise you that the above-captioned matter, which was scheduled for a public hearing today, has been continued to allow Petitioner time to revise its site plan and submit same for additional ZAC comments. Upon receipt of the revised site plans, the continued hearing may be set in and the property reposted. For your information, the hearing may be set in before either Bob or me as 'today's' hearing did not commence. Please notify Petitioner's attorney, William L. Balfour, Esquire, and Ella White Campbell, Stevenswood Community Association, of the scheduled date and time of the continued hearing.

Thank you for your attention in this matter.

AMN:bjs

cc: File

OBER, KALER, GRIMES & SHRIVER

ATTORNEYS AT LAW
120 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202-1643
(301) 685-1620

WILLIAM L. BALFOUR
DIRECT DIAL NUMBER
(301) 347-7327

FACSIMILE (301) 347-0699
CABLE "WNYNY"
TELEX 8-7774

OFFICES IN:
WASHINGTON, D. C.
NEW YORK
NEW JERSEY

November 7, 1990

Office of the Zoning Commissioner
Room 113
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attention: Mr. Mitch Kellman

Gentlemen:

Enclosed is our check in the amount of \$75.00 payable to Baltimore County, Maryland representing the filing fee in connection with the revisions to the plan and plat in Zoning Case No. 91-90-X, Item No. 53. I am assuming that the revised plat which George Gavrelis left with you on November 7, 1990 will be filed upon receipt of the enclosed filing fee. If this is not correct please contact me.

Sincerely,

William L. Balfour

WLB/cjs

Enclosure

cc: Mr. George Gavrelis

OBER, KALER, GRIMES & SHRIVER

ATTORNEYS AT LAW
120 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202-1643
(410) 555-1120
FACSIMILE (410) 547-0899
CABLE "HINNEY"
TELEX 8-7774

OFFICES IN
WASHINGTON, D. C.
NEW YORK
NEW JERSEY

November 12, 1990

FEDERAL EXPRESS

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner of
Baltimore County
Room 113
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County General Hospital
Petition for Special Exception
Item No. 53, Case No. 91-90-X

Dear Ms. Nastarowicz:

You will recall that the hearing on the above Petition for a Special Exception, which was held before you on October 24, 1990 was adjourned with the consent of all parties so that Baltimore County General Hospital could submit a revised plat showing proposed additions to the hospital building. A revised plat was prepared and filed with Baltimore County during the week of November 5, 1990.

A number of the proposed additions to the hospital are to be financed through bonds to be issued by the Maryland Health and Higher Educational Facilities Authority. On November 9th I attended a meeting of representatives of the hospital, the Authority, the underwriter and others involved in the bond transaction. While I was aware of the forthcoming bond transaction at the time of the adjourned hearing, I discovered for the first time on November 9th that it is of great importance, for a number of reasons, that the bonds be issued not later than the middle of January, 1991. A precondition for the issuance of the bonds is that the project be in compliance with Baltimore County zoning regulations and therefore it is imperative that we obtain a decision in the matter of the pending Petition for a Special Exception prior to the end of the year. I will call you to see if there is any way that I can help in expediting this matter.

OBER, KALER, GRIMES & SHRIVER

Ms. Ann M. Nastarowicz
November 12, 1990
Page 2

The only interested party present at the originally scheduled hearing other than representatives of the hospital was Ms. Ella White Campbell, President of Stevenswood Community Association. I have sent Ms. Campbell a copy of the revised plat which has been filed with your office and will advise her of the hearing date when that has been established.

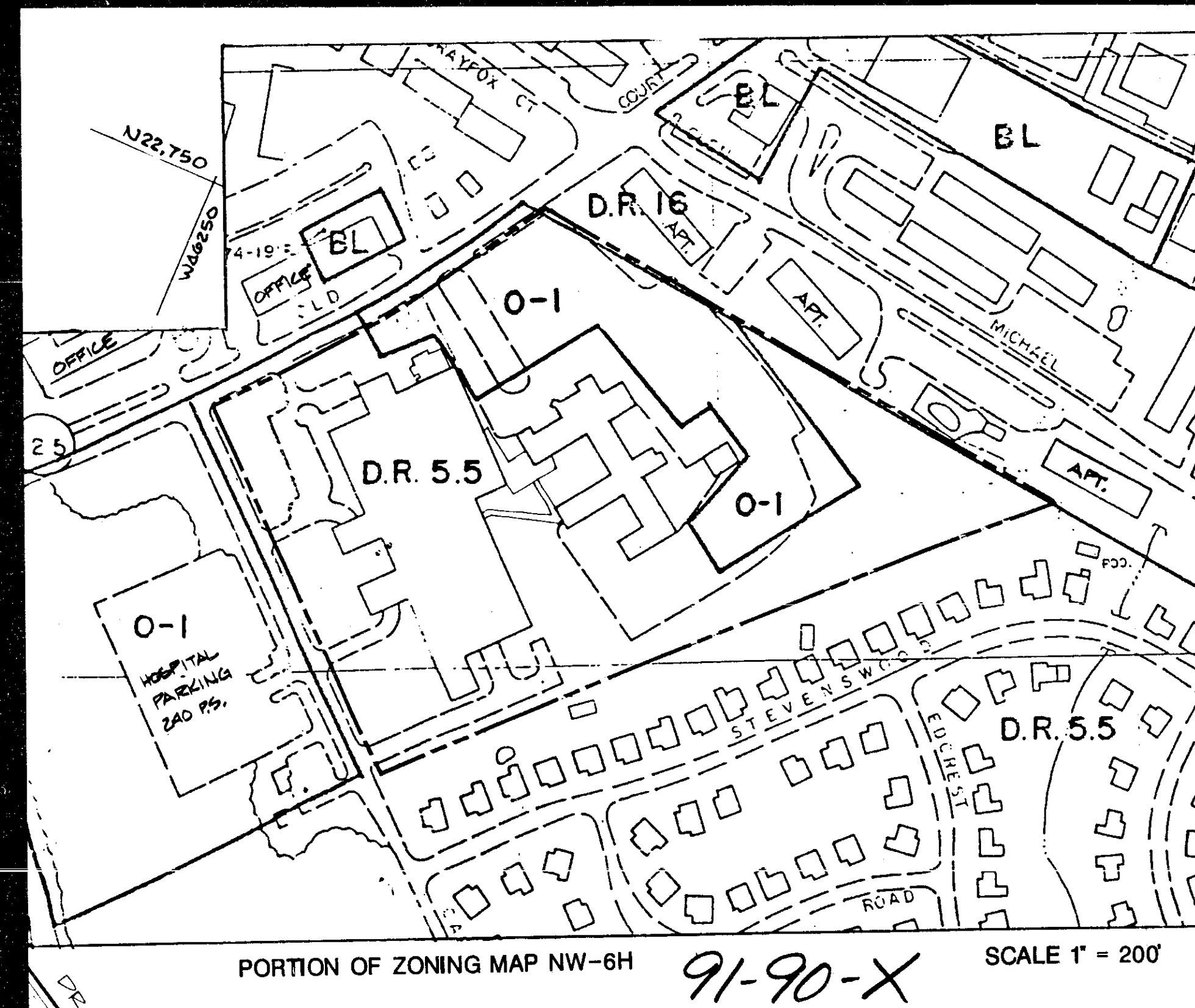
I appreciate your help.

Sincerely,

William L. Balfour

WLB/cjs

cc: Mr. Donald T. Schatz
Mr. George Gavrelis



PORTION OF ZONING MAP NW-6H

91-90-X

SCALE 1" = 200'

TRANSMITTAL

DAFT-MCQUE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333

To: Office of the Zoning
Commissioner

Date: 11/7/90

Job no.: 86110-A

Attention:

Baltimore County
General Hospital

Reference: via Carry

Gentlemen:
We are sending you
☐ Shop drawings
☐ Specifications

☐ attached
☐ Samples
☐ Plans

☐ under separate cover

Copies	Date	Number	Description
12	11/6/90		Plan & Plat to Accompany Zoning Petition

These are transmitted as checked below:
☐ For approval
☐ For your use
☐ As requested
☐ For review and comment

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections

☐ Resubmit
☐ Return
☐ corrected prints

copies for approval
copies for distribution

Remarks: On October 18, the Deputy Zoning Commissioner continued case 91-90-X to enable modification of the plan & plat to reflect future building expansion. This is that plan.
cc: Don Schatz, Bill Ealsow
Signed: George E. Gavrelis

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
DONALD T. SCHATZ
VICE PRESIDENT OFFICIAL
RESOURCES
George E. Gavrelis
William L. Balfour, Attorney

ADDRESS
5401 OLD COURT ROAD
RAVENHURSTOWN, MD. 21133
Dist Mc Cune Walker
200 E. Penn Ave Towson 21204
120 E. Baltimore St.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Ella White Campbell
On Stevenswood Community Ass.

ADDRESS
8544 Stevenswood Rd., 21207



BALTIMORE COUNTY GENERAL HOSPITAL
WAIVER REQUEST

PORTION OF NW 6-H

91-90-X

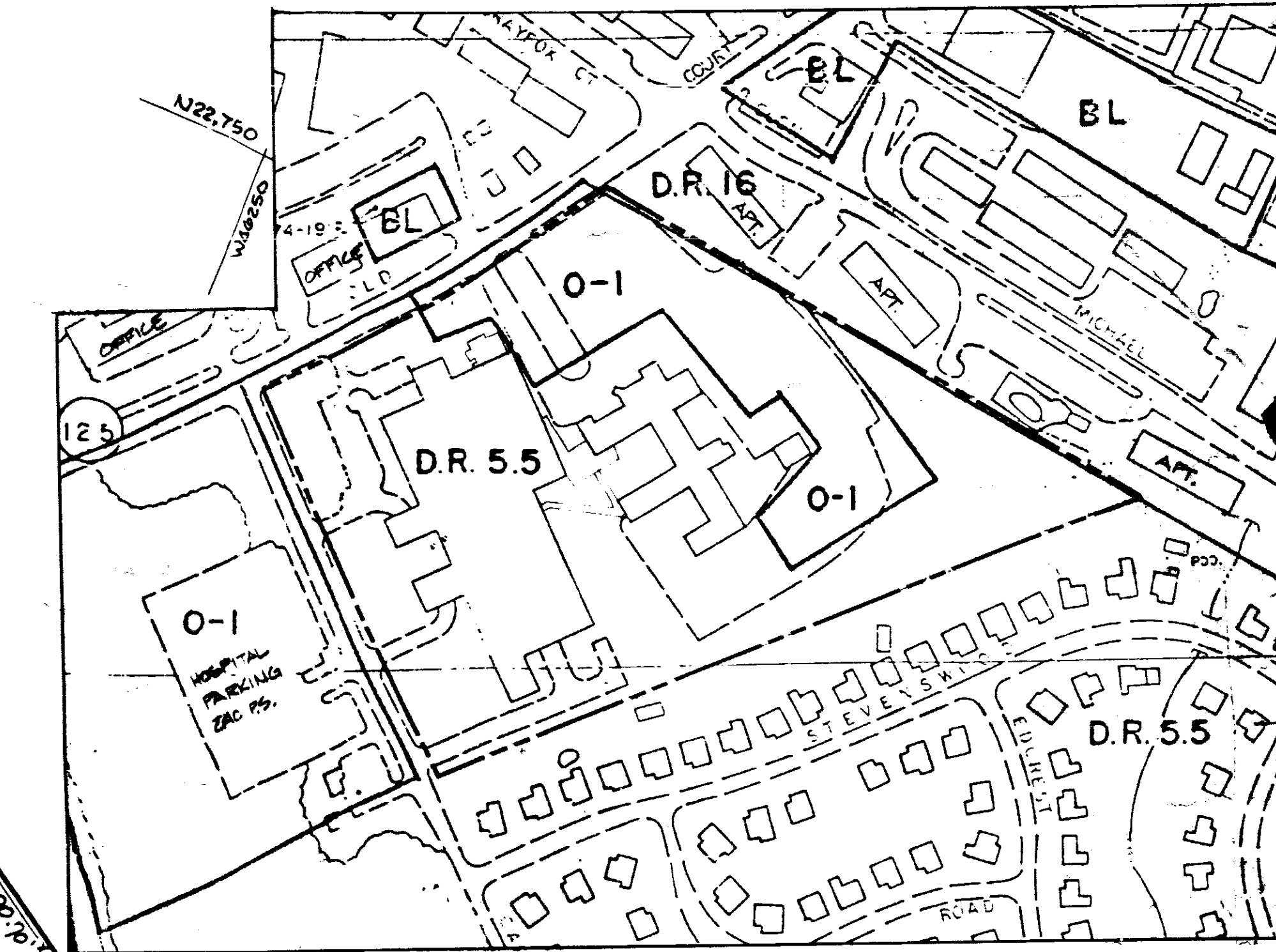
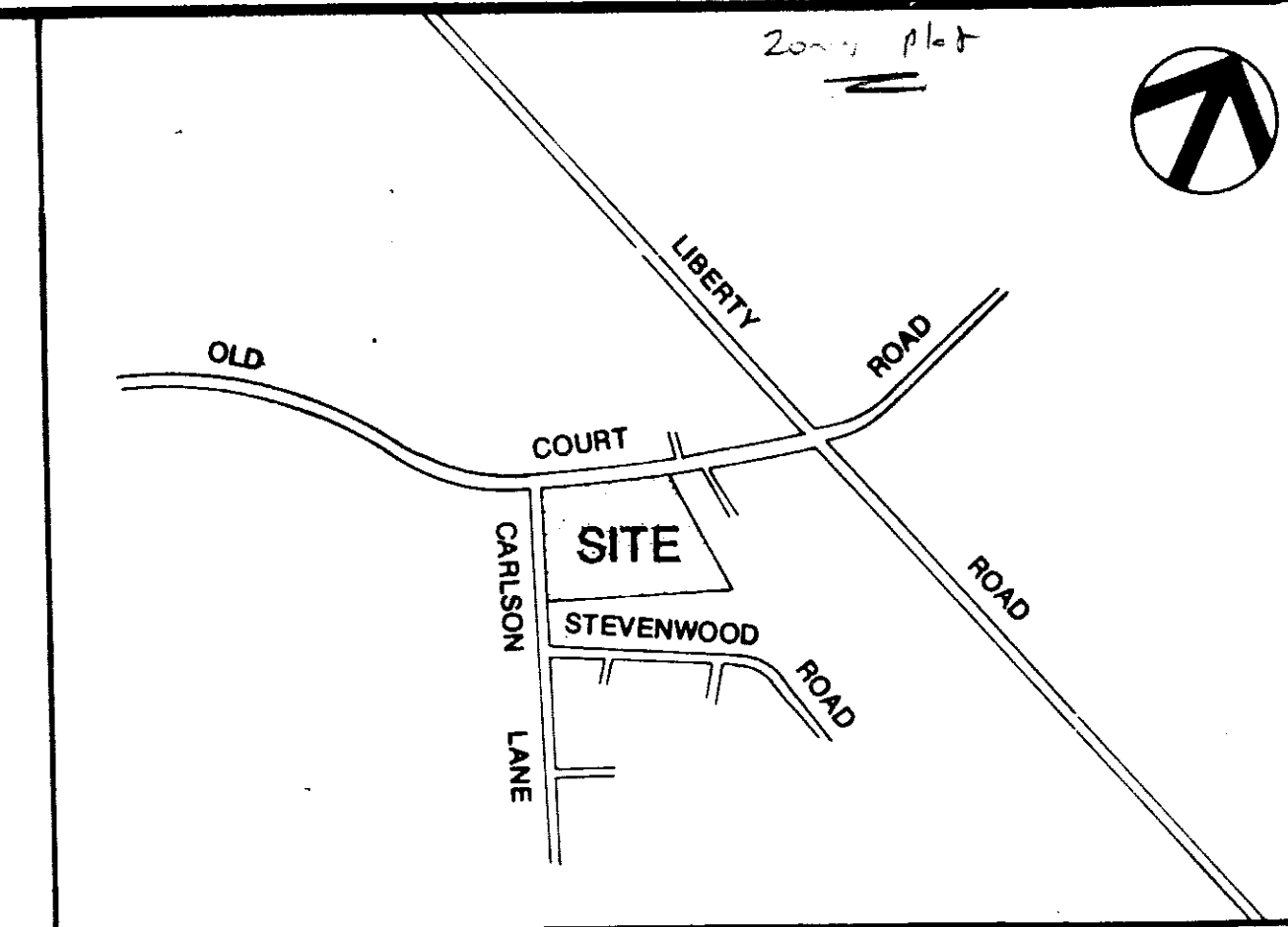
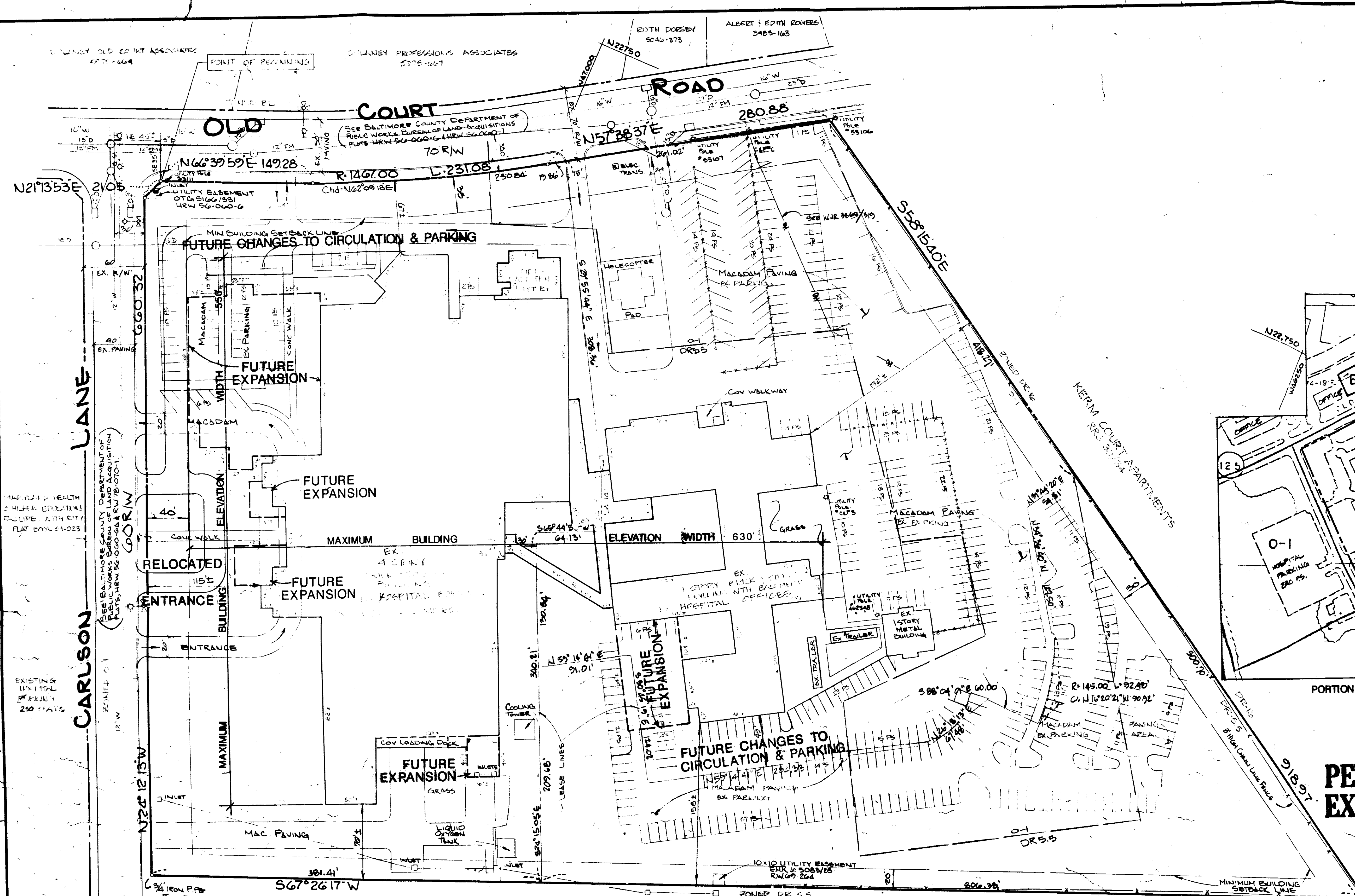
SCALE: 1" = 200'



DAFT-MCQUE-WALKER, INC.
200 East Pennsylvania Avenue, Towson, Maryland 21204

10/20/88

J.O. 86110-B



PETITIONER'S EXHIBIT 1

91-90X

PRINTED
NOV 12 1990

<p>DAFT, McCune, Walker, Inc. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS & SURVEYORS 300 E. PENNSYLVANIA AVE. TOWSON, MD 21204 TELEPHONE 301-296-3333</p>					
<p>PLAN & PLAT TO ACCOMPANY ZONING PETITION</p> <p>BALTIMORE COUNTY GENERAL HOSPITAL</p>					
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>11/06/90</td> <td>PLAN MODIFIED TO REFLECT FUTURE EXPANSION, PARKING, COMP. UTILITY</td> </tr> </tbody> </table>		DATE	REVISIONS	11/06/90	PLAN MODIFIED TO REFLECT FUTURE EXPANSION, PARKING, COMP. UTILITY
DATE	REVISIONS				
11/06/90	PLAN MODIFIED TO REFLECT FUTURE EXPANSION, PARKING, COMP. UTILITY				
<p>SCALE: 1" = 50'</p>	<p>SHEET 1 OF 1</p>				

**Baltimore County General Hospital
Proposed Future Additions**

8A. Parking Calculations, Bill 24-88 Standards

a. Number of hospital beds, medical	240 beds
b. Standard	1.5/bed
c. Required parking	360 spaces
d. Present parking	797 spaces
e. Spaces lost in expansion	74 spaces
f. Parking provided	723 spaces

- Notes**
- Current Owner: Baltimore County Hospital and Health System
3401 Old Court Road
Baltimore, MD 21133
 - Election District 2; Councilmanic District 2
 - Site Data
 - Current Zoning and Access
 - All signs will comply with current Baltimore County Zoning Regulations. No new signs are planned.
 - NEI Waiver of CHG (88-296) was granted on May 30, 1989; Waiver of Stormwater Management was granted on September 8, 1989.
 - No streams or floodplains exist on the site.
 - Planting Required: 11 Trees
Planting Provided: 15 Trees, 15 Shrubs

- 8. Parking Required - Existing Development**
- | | |
|---|-------------------|
| Hospital (240 beds @ 1 per 4 beds) | 60 Spaces |
| Administration Building | 76 Spaces |
| 1st Floor - 22,661 S.F. @ 1 per 300 S.F. | 75 Spaces |
| 2nd Floor - 22,661 S.F. @ 1 per 300 S.F. | 75 Spaces |
| Proposed NEI Addition 2,650 S.F. @ 1 per 300 S.F. | 8.8 Spaces |
| Total Required Parking | 221 Spaces |
- Total Parking Provided** 897 Spaces
- Proposed NEI Addition will require no additional parking.
- The nearest existing fire hydrant is 240 feet from proposed NEI addition.
 - Zoning History: Zoning Case 70-139-X requested a special exception for a heliport serving Baltimore County General Hospital. The Deputy Zoning Commissioner granted the special exception on January 30, 1970, with no restrictions. The heliport has been constructed and has been in operation; the special exception has been utilized.

- A CHG Waiver No. 88-296 was applied for on October 10, 1988, requesting lot line adjustment and a minor development waiver of CHG Plan, meeting, and process was granted on November 21, 1988.
- Trailers shown are temporary accessory use in the rear yard and are permitted as such.
 - Site lighting is arranged to reflect light away from adjoining premises and to not shine into path of oncoming vehicles.
 - Paving is of a durable dustless surface and is drained as shown. All parking spaces are striped. All spaces are a minimum 8.5 by 18 feet. Provision of handicapped spaces complies with standards specified in CHG 05.01.07.
 - Landscaping has been provided as may have been required by applicable provisions of the adopted landscape manual.
 - All buildings shown are existing or are under construction. Topography is not shown and is not relevant for the special exception to permit maximum building elevations visible as shown.
 - Hospital buildings are in compliance with the height provisions of CHG Section 1002.03 and 1002.04.

16. Address is:
Baltimore County General Hospital
3401 Old Court Road
Baltimore, MD 21133
19. Architectural plans have not been finalized for the hospital expansion limits as shown herein. Expansion may occur in phases or sub-phases. Modification is permissible if in accordance with the terms of this Special Exception and if the modification is in compliance with all other zoning standards and requirements.